

BOARD OF APPEAL REFERRALS

February 4, 1982

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2. Z-5488 Bradley Luongo
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3. Z-5491 John Lima
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4. Z-5492 Florence and Charles DiGiacomo
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5. Z-5495 Kostos Frantzis
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6. Z-5498-5500 Josephine Gioiosa
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7. Z-5508 Roman Catholic Archdiocese of Boston
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8. Z-5510-5511 No Name Restaurant
Nichola and Katerina Contos
421 and 430 Congress Street, Boston
9. Z-5514 Charles C. Dumbaugh
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10. Z-5519 Daughters of St. Paul
50 St. Paul Avenue, Jamaica Plain
11. Z-5520 Mary A. Lane
1 Port Norfolk Street, Dorchester
12. Z-5526 Perkit Folding Box Corp.
36 Poydras Street, Mattapan

MEMORANDUM

February 4, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/9

Z-5481
Othon O Noel
839 Washington St, Dorchester
at Mora St

One story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from garage and storage to church and
day care center

Violation(s):
Section

23-7 Off street parking is insufficient

Petitioner should meet with neighbors and abutters to resolve their
concerns as indicated in vote. Recommend denial without prejudice.

VOTED: In reference to petition Z-5481, brought by Othon O
Noel, 839 Washington St, Dorchester, for a variance
for change of occupancy from garage and storage to
church and day care center in a local business (L-1)
district, the Boston Redevelopment Authority recommends
denial without prejudice. Petitioner should meet with
neighbors and abutters to address and resolve their
concerns: building is unsuitable for children due to
poor maintenance and lack of off street parking.

Z-5481

Board of Appeal Referrals 2/4/82

Hearing: 2/9

Z-5488
Bradley Luongo
820 East Sixth St, South Boston
near P St

One story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

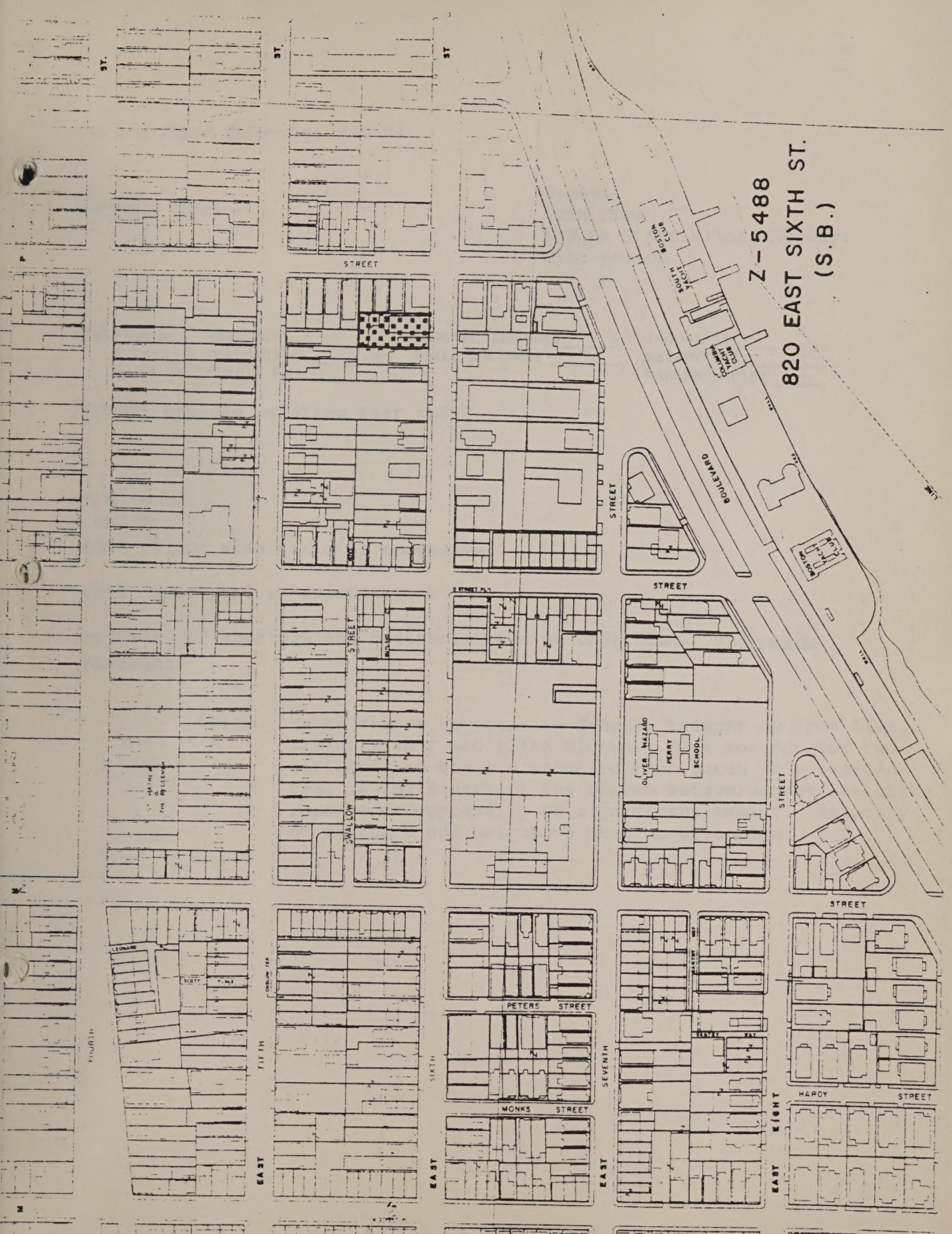
Purpose: change occupancy from seven car garage to one family dwelling

Violation(s):
Section

- 14-1 Lot area is insufficient
- 14-5 Access to rear building is insufficient
- 15-1 Floor area ratio is excessive
- 17-1 Open space is insufficient
- 18-1 Front yard is insufficient
- 19-1 Side yard is insufficient
- 20-1 Rear yard is insufficient

Garage is located in rear of four unit apartment structure and electrical contractor's office structure on 7500 square foot lot. Multiple violations preclude justification of the proposal. South Boston Residents Group is opposed. Recommend denial.

VOTED: In reference to petition Z-5488, brought by Bradley Luongo, 820 East Sixth Street, South Boston, for seven variances for change of occupancy from seven car garage to one family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Garage is located in rear of four unit apartment structure and electrical contractor's office structure on 7500 square foot lot. Multiple violations preclude justification of the proposal. South Boston Residents Group is opposed.



ST.

ST.

ST.

STREET

STREET

STREET

STREET

STREET

HARDY STREET

PETERS STREET

MONKS STREET

SEVENTH

EAST

EIGHT

EAST

FIFTH

EAST

SIXTH

EAST

Z-5488

820 EAST SIXTH ST.

(S.B.)

BOSTON CLUB
SOUTH YACHT CLUB

BOULEVARD

OLIVER MAZARD
PERRY SCHOOL

LEONARD

SCOTT

LEONARD ST.

Board of Appeal Referrals 2/4/82

Hearing: 2/23

Z-5491

John Lima

119 Wm F McClellan Highway,
East Boston

District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: enclose existing rear porch

Violation(s):
Section

15-1 Floor area ratio is excessive

20-1 Rear yard is insufficient

Majority of abutters and neighbors have no objection. Recommend approval.

VOTED: In reference to petition Z-5491, brought by John Lima, 119 William F McClellan Highway, East Boston, for two variances to enclose existing rear porch in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. No significant impact. Majority of abutters and neighbors have no objection.



Board of Appeal Referrals 2/4/82

Hearing: 2/9

Z-5492

Florence & Charles DiGiacomo
315 Saratoga St, East Boston
near Putnam St

Three story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one story addition to three family dwelling

Violation(s):

Section

19-1 Side yard is insufficient

20-1 Rear yard is insufficient

Proposed 43 foot long rear family room addition is excessive. Staff would be amenable to reduction with design review. Recommend denial without prejudice.

VOTED: In reference to petition Z-5492, brought by Florence & Charles DiGiacomo, 315 Saratoga St., East Boston, for two variances to erect a one story addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed 43 foot long rear family room addition is excessive. Authority would be amenable to reduction with design review.



Z-5492
315 SARATOGA ST.
(E.B.)

STREET

STREET

DAY
SQUARE

STREET

STREET

CHELSEA

PUTNAM

SACRED
HEART
SCHOOL

CONVENT

SACRED
HEART
CHURCH

STREET

STREET

STREET

STREET

STREET

STREET

Board of Appeal Referrals 2/4/82

Hearing: 2/9

Z-5495

Kostos Frantzis

400 Belgrade Ave, West Roxbury
at Beech St

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: install four underground gasoline storage tanks; increase
capacity from 12,000 to 26,000 gallons

Violation(s):
Section

8-6 Increase in pre-existing conditional use

Site is bounded by Belgrade Avenue, West Roxbury Parkway and Beech Street. Community is strongly opposed to proposal. Their concern is over further deterioration of traffic and safety conditions at this critical intersection. Recommend denial.

VOTED: In reference to petition Z-5495, brought by Kostos Frantzis, 400 Belgrade Avenue, West Roxbury, for a conditional use to install four underground gasoline storage tanks and increase capacity from 12,000 to 26,000 gallons in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site is bounded by Belgrade Avenue, West Roxbury Parkway and Beech Street. Community is strongly opposed to proposal. Their concern is over further deterioration of traffic and safety conditions at this critical intersection.



Z-5495

400 BELGRADE AVE.

(W.R.)

Board of Appeal Referrals 2/4

Hearing: 2/9

Z-5498-5500

Josephine Gioiosa

12-14-16 Frankfort St, East Boston

near Maverick St

Three story structure; two story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: subdivide; legalize occupancy of two structures as two family dwellings

Violation(s):

Section

- 14-1 Lot area is insufficient
- 14-3 Lot width is insufficient
- 14-4 Lot frontage is insufficient
- 15-1 Floor area ratio is excessive
- 17-1 Open space is insufficient

Subdivision will allow sale of properties to prospective owner-occupants. Violations are technical. No objections from abutters. Recommend approval.

VOTED: In reference to petitions Z-5498-5500, brought by Josephine Gioiosa, 12-16 Frankfort Street, East Boston, for nine variances to subdivide and legalize occupancy of two structures as two family dwellings in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Subdivision will allow sale of properties to prospective owner occupants.

HANGER

Board of Appeal Referrals 2/4/82

Hearing: 2/23

Z-5508

Roman Catholic Archdiocese of
Boston
330 Market Street, Brighton
at Sparhawk St

3½ story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from convent and mental health clinic to
convent and day care center (35 children)

Violation(s):
Section

8-7 day care center is conditional in an R-.5 district

Day care center for 18 children presently operated by Brighton-Allston
YMCA would be relocated to convent with accommodations for 35 children.
Abutters, while not opposed, are concerned about increased parking.
Permanent staff parking on St Columbkilles School property directly
opposite convent would allow on site parking for day care center.
Recommend approval with proviso.

VOTED: In reference to petition Z-5508, brought by Roman
Catholic Archdiocese of Boston, 330 Market Street,
Brighton, for a conditional use for change of occupancy
from convent and mental health clinic to convent and day
care center in a residential (R-.5) district, the
Boston Redevelopment Authority recommends approval with
the following proviso: that off street parking be
provided for permanent staff of facility on St Columb-
killes School property directly opposite convent. This
would allow on site parking for day care center.



Z-5508

330 MARKET ST.
(BRI.)

STREET

MORROW

EL MIRA

GLENCOE

MAPLETON

SPANISHA

STREET

BENTLEY

MARKET

HILKINAW

LESTER

PARSONS

SURREY

BENNETT

ARLINGTON

JARRET

MADLINE

STREET

STREET

STREET

STREET

STREET

STREET

STREET

ST. COLUMB

ST. COLUMB

Board of Appeal Referrals 2/4/82

Hearing: 2/9

Z-5510-5511

Vacant Land

No Name Restaurant
Nichola & Katerina Contos
421 & 430 Congress St, Boston
at B & Fargo Streets

District(s): apartment _____ general business _____ industrial I-2
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: use premises for open air parking for fee-116 vehicles
use premises for open air parking for fee-132 vehicles

Violation(s):

Section

8-7 parking lot for fee is conditional in restricted parking district

Lots will tend to alleviate traffic conditions in the area.

Recommend approval with provisos.

VOTED: In reference to petitions Z-5510 & 5511, brought by No Name Restaurant & Nichola & Katerina Contos, for two conditional uses for use of premises for open air parking for fee (116 & 132 vehicles) in an industrial (I-2) restricted parking district, the Boston Redevelopment Authority recommends approval with the following provisos: that conditional use terminate in one year with subsequent review by Authority; that petitioner consult with Authority in preparation of plans; that lots be fenced and paved.

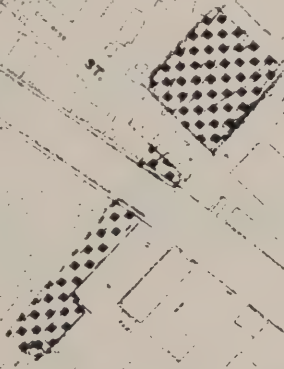
NORTHERN

SUMNER

CONGRESS

AVENUE

STREET



Z-5510-5511

421+ 430 CONGRESS ST.
(B. P.)

Board of Appeal Referrals 2/4/82

Hearing: 2/23

9
Z-5514
Charles C Dumbaugh
47 Rutland Square, Boston
near Columbus Avenue

Four story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect roof addition to five unit apartment structure

Violation(s):

Section

16-8 Roofed structure which alters profile of roof requires Board
of Appeal approval

Building is being substantially renovated. Penthouse addition will not
be visible from street. South End Historical Society has no objection.
Recommend approval with proviso.

VOTED: In reference to petition Z-5514, brought by Charles C.
Dumbaugh, 47 Rutland Square, Boston, for a conditional
use to erect roof addition to five unit apartment
structure in an apartment (H-3) district, the Boston
Redevelopment Authority recommends approval provided
plans are submitted to the Authority for design review.
Building is being substantially renovated. Penthouse
addition will not be visible from street. South End
Historical Society has no objection.

47 RUTLAND SQ
(B.P.)



Board of Appeal Referrals 2/4/82

Hearing: 2/23

Z-5519

Daughters of St Paul
50 St Paul Ave, Jamaica Plain
near Hopkins Road

Religious Complex

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 _____ manufacturing _____

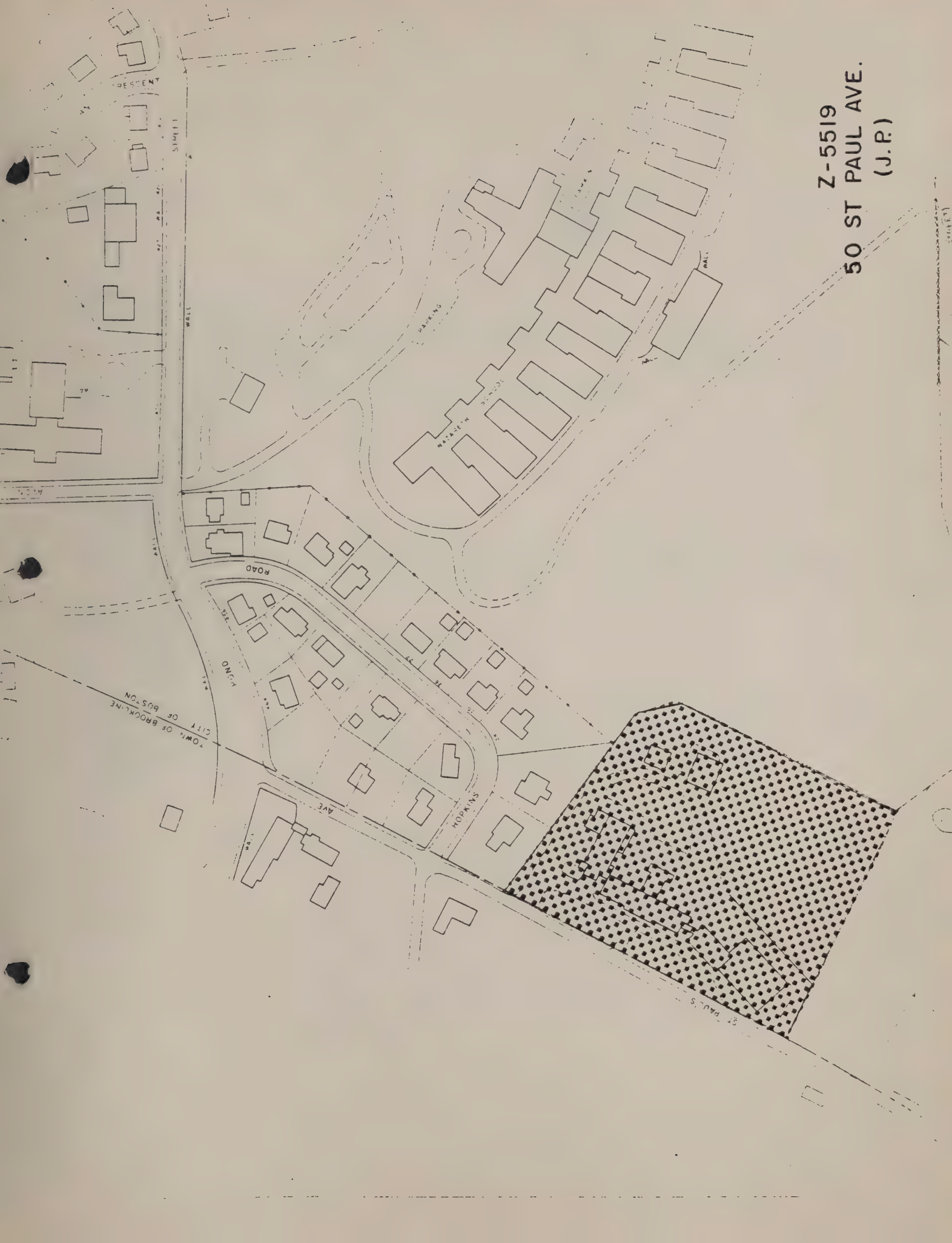
Purpose: erect four story addition to convent

Violation(s):
Section

- 16-1 Height of building is excessive
- 18-1 Front yard is insufficient
- 19-1 Side yard is insufficient

Immediate area is institutional in character: St Pauls, Nazareth, City of Boston Manning School and abutting Dexter School in Brookline. Proposed addition, to be erected between two buildings replacing a connecting bridge, will contain sound recording and video studio for convent use only, guest rooms, study rooms and bedrooms. Violations will not have a significant impact. Recommend approval.

VOTED: In reference to petition Z-5519, brought by Daughters of St Paul, 50 St Paul Avenue, Jamaica Plain, for three variances to erect a four story addition to a convent in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval. Violations will not have a significant impact on this institutional area.



Z-5519
50 ST PAUL AVE.
(J.R.)

Board of Appeal Referrals 2/4/82

Hearing: 2/9

Z-5520

Mary A Lane

1 Port Norfolk St, Dorchester
at Water St

Two story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy as four family dwelling

Violation(s):

Section

- 8-7 An apartment building is forbidden in an R-.5 district
- 8-7 Dwelling converted for more families which meets less than half of lot area and open space requirements is forbidden in an R-.5 district
- 14-2 Lot area is insufficient
- 14-3 Lot width is insufficient
- 14-4 Lot frontage is insufficient
- 17-1 Open space is insufficient

Neighborhood is one, two and three family residential. Petitioner states condition has existed since 1945. Abutters and neighbors are opposed; their concerns are: creation of unwanted precedent, absentee landlord, maintenance of building. Recommend denial.

VOTED: In reference to petition Z-5520, brought by Mary A Lane, 1 Port Norfolk Street, Dorchester, for two forbidden uses and four variances to legalize occupancy as four family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Neighborhood is one, two and three family residential. Petitioner states condition has existed since 1945. Abutters and neighbors are opposed; their concerns are: creation of unwanted precedent, absentee landlord, maintenance of building.

Z-5520

1 PORT NORFOLK ST.
(DOR.)

Board of Appeal Referrals 2/4/82

Hearing: 2/9

Z-5526

Perkit Folding Box Corp
36 Poydras St, Mattapan
~~near~~ River St

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: erect one story addition to manufacturing & storage structure

Violation(s):
Section

18-1 Front yard is insufficient

Installation of new and larger boilers necessitates replacement of existing boiler room with new addition. Front yard deficiency is existing. Abutters have no objection. Recommend approval.

VOTED: In reference to petition Z-5566, brought by Perkit Folding Box Corp., 36 Poydras Street, Mattapan, for a variance to erect a one story addition to a manufacturing and storage structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. New boiler room addition will not change existing front yard deficiency. Abutters have no objections.



LEWISTON

2-5526
36 POYDRAS ST.
(MATT)

